



## HISTORIC PRESERVATION COMMISSION

# Agenda

Historic Preservation Commission  
Monday, January 13, 2020 at 6:00 P.M.

Georgina Cole Library  
1250 Carlsbad Village Drive, Carlsbad, CA 92008

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1. Call to order
2. Roll Call
3. Approval of the minutes
  - Minutes of the meeting held on November 21, 2019
4. Public Comment
5. 2019-20 Work Plan
  - Presentation to City Council January 14, 2020
6. 2020 Third grade historic site art presentation
7. Properties of Concern
  - State Street as a historic district
  - Review historic properties list
8. Carlsbad Historical Society update
9. Commission Liaison announcements
10. Commissioner comments
11. Adjournment

NOTICE TO THE PUBLIC: All persons requiring assistance or auxiliary aids to effectively participate may contact the library at least 24 hours prior to the meeting to arrange for reasonable accommodations. PUBLIC COMMENT: To speak to the Board on an item on the agenda you will need to fill out a Request to Speak form; speakers are limited to three (3) minutes each. To speak to the Board on a matter not on the agenda you will need to fill out a Public Comment form; speakers are limited to three (3) minutes each. In conformance with the Brown Act, no Board discussion or action can occur on items presented during public comment. *The Historic Preservation Commission meetings are generally adjourned by 8:00 p.m.- any items remaining on the agenda at that time may be carried over to the next meeting with the approval of the majority of the Commission.*



## HISTORIC PRESERVATION COMMISSION

# Minutes

**MEETING OF:** HISTORIC PRESERVATION COMMISSION  
**DATE OF MEETING:** November 21, 2019  
**TIME OF MEETING:** 6:00 PM  
**PLACE OF MEETING:** City Council Chamber

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### CALL TO ORDER:

Commission Chair Majer called the meeting to order at 6:01 p.m.

### ROLL CALL:

**Present:** Commissioners Laurie Boone, Anne Estes, Pearl Ly, Chad Majer, Robert Prosser  
Ex-Officio Planning Commissioner Alicia Lafferty

**Absent:** none

**Staff Present:** Ron Kemp, Assistant City Attorney,  
Suzanne Smithson, Deputy Library Director  
Sarah Dana, Sr. Librarian  
Dianna Galindo, Sr. Office Specialist

### APPROVAL OF THE MINUTES:

The minutes of the meeting held on September 9, 2019 were approved (5/0)

### PUBLIC COMMENT:

The commissioners heard from community member Don Christiansen regarding Heritage Trees. Mr. Christiansen shared a hand out of what has been done in other cities with historic trees and encouraged putting this on a future agenda to discuss.

### PUBLIC HEARING—HISTORIC DESIGNATION OF ENCINA POWER STATION STACK:

A public hearing was held in response to a written request from community member Jim Strickland regarding the potential historic designation of the Encina Power Station stack. Mr. Strickland shared a presentation about the historic significance of the stack.

The commission then heard comment from Eric Leuze, Vice President of Cabrillo Power. Mr. Leuze shared that there is no interest from Cabrillo Power as the owners of the property in having the stack designated as a historic landmark. He noted that the demolition is set to begin in April according to the agreement with the City of Carlsbad.

The commission heard testimony from members the public:

1. A group of 6 students from Calavera Hills Middle School shared their ideas regarding the Encina Power Plant. They would hope to preserve the stack as a park and historical site.
2. Community member Bill Bowman would like to see the stack turned into a historic monument and given back to the people of Carlsbad to enjoy as a park or amphitheater with the stack in the background.
3. Community member Kathryn Wilken shared her opinion that the smoke stack has been a significant landmark. When she drives from San Diego and sees the smoke stack she knows she's "home". Its presence is a familiar one and should be preserved.

By proper motion and vote the commission moved to deny the application to make the stack a historic landmark. The commission acknowledged that the stack fits the criteria of the municipal code in that it reflects elements of the city's cultural, social, political and architectural history but property owner's agreement is required. Therefore, the commission cannot recommend that it become a historic landmark. (4/1)

#### **PROPERTIES OF CONCERN:**

The commissioners discussed the procedures on establishing a Historic District that are recorded in the Municipal Code 22.06.040. The commissioners discussed potential interest in designating State Street as historic and keeping the character of the area historic. Commissioner Prosser feels the commission should really ponder over what would be the benefit for the businesses on State Street to agree to have the area designated as historic. Commission Liaison Smithson suggested that this could be something that can be added to the commission work plan. Commissioner Lafferty suggested that it would help to identify certain buildings of interest. By identifying historic buildings, it could possibly help keep the character of the Village and Barrio area. This topic is open for more discussion.

Sr. Librarian Sarah Dana shared an update of the spreadsheet of historic properties which the Carlsbad History staff distributed to the commission last month. Staff have continued to work on adding and simplifying the organization of the information regarding each property for ease of understanding. The multi-page spreadsheet includes properties that have been discussed or considered historically significant in the records of the Historic Preservation Commission, City Council, city staff, city consultants, marked with a plaque, or included in the *Historic Carlsbad: A Self-Guided Tour* brochure.

Ms. Dana also shared that there is a quick reference list of the 1990 inventory that can be reached online via [carlsbadlibrary.org](http://carlsbadlibrary.org). Commissioner Majer suggested it be a goal to look over the list to decide what buildings would be of interest and investigate what incentives would be for the property owners.

### **CARLSBAD HISTORICAL SOCIETY UPDATE:**

Commissioners Boone encouraged all the Historic Preservation Commissioners to consider joining the Historical Society. She feels it would be very beneficial for each commissioner to get to know the history of Carlsbad.

Commissioner Boone shared that the Historical Society was deeply connected with the 125<sup>th</sup> anniversary of St. Michaels by the Sea. Susan Gutierrez gave a wonderful presentation on the history of the Magee family.

On Veteran's Day the Army Navy Academy gave a presentation on the history of the Red Apple Inn, a property which has one of this commission's plaques.

### **COMMISSION LIAISON ANNOUNCEMENTS:**

Commission Liaison Smithson had announcements to share:

1. She informed the commissioners that on November 12, 2019 the Traffic and Mobility Commission presented their work plan to Council which can be seen online. She also stated that the Historic Preservation Commission may be presenting their work plan to Council in January.
2. There has been discussion about recording the boards and commission meetings.
3. Parks and Recreation Department is working on a master plan for the next 5 years and they are inviting stakeholders to participate in the discussion. They are asking the Parks and Recreation Commission and the Senior Commission as well as the Historic Preservation Commission since they over see our historic parks such as Leo Carrillo and Magee Park. Commissioners acknowledged that they had received the invitations.
4. Revised copies of the Heritage Tree report held at the Cole and Dove Libraries. There are a few additional copies if a commissioner should want their own copy.

### **COMMISSIONER COMMENTS:**

Commissioner Estes handed out an article on a Danish lighthouse she thought would be of interest to the other commissioners.

Commissioner Prosser shared an idea how Little Italy in San Diego has a GPS app that shows you points of interest. That may be something this commission could investigate having the historic walking tour of downtown with a GPS type app that people could download as they walk around.

Ex-officio Planning Commissioner Lafferty stated that the planning commission discussed the draft version of Local Coastal Program. In Section 5 page 25 shows a list of trails and hotels; the historic resource list only shows the Santa Fe Depot and Alt Carlsbad with no other historic buildings on the list. The due date for commentary period is November 29 and she encourages any of the commissioners to comment if they so choose. Staff Liaison Smithson committed to sending the link to the review document on the city's website.

ADJOURNMENT:

Meeting was adjourned at 8:15 p.m.

Respectfully submitted by,

  
Dianna Galindo



## HISTORIC PRESERVATION COMMISSION

# Staff Report

**Meeting Date:** January 13, 2020

**To:** Historic Preservation Commission

**From:** Suzanne Smithson, Deputy Library Director

**Staff Contact:** Dianna Galindo

**Subject:** Work Plan Discussion

### Recommended Action:

Discuss work plan activities.

### Executive Summary:

Commissioners approved their 2019-20 work plan at their April 22, 2019 meeting. The work plan is scheduled to be presented to City Council for approval at an upcoming meeting, likely January 14, 2020. It is desired that that Chair and/or Vice-Chair be in attendance.

Commissioners will discuss work that has been completed and work that will be worked on for the remainder of the fiscal year.

### Fiscal Analysis

None.

### Public Notification

This item was noticed in accordance with the Ralph M. Brown Act and was available for viewing at least 72 hours prior to the meeting date. This will be posted at City Hall, the City libraries, and on the city's website in accordance with Government Code §54972.

### Exhibits:

1. 2019-20 Work Plan



## City of Carlsbad Historic Preservation Commission Work Plan Fiscal Year 2019-2020

### I. Mission Statement

The mission of the Historic Preservation Commission shall be to advise the City Council, Planning Commission, and Housing Commission in all matters relating to the identification, protection, retention and preservation of historic resources in the City of Carlsbad and inform the public of all matters pertaining to the preservation of historic resources within the guidelines and codes that govern the Commission.

### II. Composition

The Historic Preservation Commission shall consist of five regular members appointed by the City Council, and one ex officio representative appointed by the Planning Commission. All members of the Commission shall be Carlsbad residents and registered voters. The Planning Commission Representative shall be a non-voting member.

### III. FY 2019-2020 Goals & Tasks

The City of Carlsbad Historic Preservation Commission has selected to focus on the following goals and tasks:

- Bring forth to City Council suggested revisions to the Carlsbad Municipal Code governing the Historic Preservation Commission
- Confirm clarified inventory via City Council
- Further educate commissioners through tours of historic sites
- Develop a Plaque Program for historic locations
- Continue to educate the community about its history
  - through support of school curriculum; 3<sup>rd</sup> grade art presentation
  - through an oral history collection project in cooperation with Library's Carlsbad History Collection
  - through recorded interviews of local long-time residents
- Seek opportunities to further share and promote the city's history with the community



## HISTORIC PRESERVATION COMMISSION

# Staff Report

**Meeting Date:** January 13, 2020

**To:** Historic Preservation Commission

**From:** Suzanne Smithson, Deputy Library Director

**Staff Contact:** Dianna Galindo

**Subject:** 2020 third grade historic site art presentation

### Recommended Action:

Approve draft letter to distribute to third grade teachers in Carlsbad schools upon finalization of program dates.

### Executive Summary:

Annually, the Historic Preservation Commission partners with third grade classes in Carlsbad schools to encourage students' learning about historic sites in the city as a component of the State of California curriculum. Commissioners will discuss the 2020 annual presentation and review a draft letter which will be distributed to schools once dates are confirmed in February.

### Fiscal Analysis:

The costs associated with this program were budgeted in the Library & Cultural Arts Department fiscal year 2019-20 operating budget.

### Public Notification:

This item was noticed in accordance with the Ralph M. Brown Act and was available for viewing at least 72 hours prior to the meeting date. This will be posted at City Hall, the City libraries, and on the city's website in accordance with Government Code §54972.

### Exhibits:

1. Draft letter to 3<sup>rd</sup> grade teachers



February xx 2020

Dear Third Grade Teachers,

The City of Carlsbad Historic Preservation Commission is once again sponsoring their annual art contest entitled *Drawing on Carlsbad's Past* for all Carlsbad third grade students. This fun and creative activity gives students an opportunity to explore their local heritage through art and through visits to many of Carlsbad's historic sites.

As in past years, we will acknowledge all winners at a presentation at the Carlsbad City Council Meeting set for **Tuesday, June xx**, at 5:45 pm. The presentation by the Mayor and City Council Members will be followed by an informal reception on the lawn east of the Council Chambers. Family, teachers, and principals are encouraged to attend and congratulate their students.

**Details of the art contest are as follows:**

- Submitted art work must be an artistic representation of a Carlsbad historic site.
- Artwork should be on 8 ½ x 11 inch paper mounted on 9 x 12 inch black construction paper. An identification label should be attached to the reverse side of the work (master sheet enclosed).
- Watercolor, tempera paint, colored pencil, pen and ink, charcoal, crayon, or any combination of media may be used. Artwork should be original images, no photocopying of preprinted designs or coloring book pages, please.
- In years past we have enclosed the pamphlet, *Historic Carlsbad, a self-guided tour*. In the spirit of saving paper and postage, we are now omitting that enclosure. We hope you have copies retained from years past. Additionally, you may request copies and we will send them. Information on the historic sites is also included on our website at <https://ccmaps.carlsbadca.gov/historicCarlsbad/index.html>. Additional resources are the booklets *Beckett's Walk through Carlsbad History* and *Beckett Explores Carlsbad's Past* to assist you in your work with your students. The booklets are available through your school library, at the Carlsbad City Library, and online at the Carlsbad Historical Society website linked under School Tours.
- The City of Carlsbad Historic Preservation Commission asks that each participating school judge their own art. Each school may decide who should judge the artwork and what criteria should be used. Please deliver the **three (3)** winning pieces from your school to Deputy Library Director Suzanne Smithson at the Georgina Cole Library by **Tuesday, May xx, 2020**.

As a partnering organization with the Historic Preservation Commission, the Carlsbad Historical Society supports this art project with class tours available year round at the historic Shipley-Magee House to bring your curriculum alive. Please contact the Carlsbad Historical Society a few weeks in advance at [cbadhistory@gmail.com](mailto:cbadhistory@gmail.com) to schedule a tour. You may also contact Society President Susan Gutierrez directly at 760-822-8035. The Shipley-Magee House is also open to the public on Fridays, Saturday, and Sundays 11-3 for individual visits. More information is available on the Society website at <https://www.carlsbadhistoricalsociety.com/>

After the Council presentation on June xx, all winning artwork will be on display at the Cole Library through the summer. Artwork will be returned to each school at the beginning of the 2010-20 school year unless the parent and student have already picked it up at the Library.

We look forward to sharing your students' talents,

Suzanne Smithson

Deputy Library Director & City Staff Liaison to Historic Preservation Commission  
(760) 434-2876

DRAFT



## HISTORIC PRESERVATION COMMISSION

# Staff Report

Meeting Date: January 13, 2020

To: Historic Preservation Commission  
From: Suzanne Smithson, Deputy Library Director  
Staff Contact: Dianna Galindo, Senior Office Specialist  
[Dianna.galindo@carlsbadca.gov](mailto:Dianna.galindo@carlsbadca.gov), 760-434-2874  
Subject: Properties of Concern

### Recommended Action:

Informational

### Executive Summary:

Commissioners may share and receive information about properties of concern in Carlsbad.

Area of focus for the January 2020 meeting:

- State street as a historic district
- Review historic properties list

### Fiscal Analysis

None.

### Public Notification

This item was noticed in accordance with the Ralph M. Brown Act and was available for viewing at least 72 hours prior to the meeting date. This will be posted at City Hall, the City libraries, and on the city's website in accordance with Government Code §54972.

### Exhibits:

1. Chapter 22.06 HISTORIC RESOURCES, HISTORIC LANDMARKS AND HISTORIC DISTRICTS
2. Historic Properties List – summary page



**Title 22 HISTORIC PRESERVATION****Chapter 22.06 HISTORIC RESOURCES, HISTORIC LANDMARKS AND HISTORIC DISTRICTS****22.06.010 Establishment of historic resources inventory.**

The city shall establish and adopt a historic resources inventory. (Ord. NS-433 § 3, 1997; Ord. NS-141 § 4, 1991; Ord. 9776 § 1, 1985)

**22.06.020 Criteria for historic resources inventory.**

A historic resource may be considered and approved by council for inclusion in the historic resources inventory based on one or more of the following:

- A. It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering or architectural history; or
- B. It is identified with persons or events significant in local, state or national history; or
- C. It embodies distinctive characteristics of a style, type, period or method of construction, is a valuable example of the use of indigenous materials or craftsmanship or is representative of a notable work of an acclaimed builder, designer or architect; or
- D. It is an archaeological, paleontological, botanical, geological, topographical, ecological or geographical site which has the potential of yielding information of scientific value; or
- E. It is a geographically definable area with a concentration of buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement. (Ord. NS-433 § 3, 1997; Ord. NS-141 § 5, 1991; Ord. 9776 § 1, 1985)

**22.06.030 Historic site and landmark designation procedures.**

Historic sites and landmarks shall be established by the city council in the following manner:

- A. Any person, association, or agency may request the designation of a site, landscape feature, or improvement as a historic landmark by submitting a written request for such designation to the historic preservation commission. The historic preservation commission, planning commission, design review board, or city council may also initiate such proceedings by motion.
- B. Any such request shall be filed with the development processing department upon prescribed forms and shall include the following data:
  1. Name and address of property owner and assessor's parcel number and address of site;
  2. Description of the proposed historic site or landmark, including special aesthetic, cultural, archaeological, paleontological, architectural, or engineering interest or value of a historic nature, including information about the architecture, notable features, construction and other information indicating the historical significance of the site;
  3. Sketches, photographs, or drawings;
  4. Statement of condition of structures;
  5. Explanation of any known threats to the improvement of the site;
  6. Additional information:
    - a. Site plan in appropriate scale;
    - b. Legal description of the property;
    - c. Photographs, old and recent;

- d. Proposed use;
- e. Existing zoning;
- f. Bibliography and references;
- g. Chain of title, if available;

C. Within 45 days of the date of the request, the commission shall hold a public hearing to review the landmark application according to the criteria of Section 22.06.020.

D. Notice of the public hearing shall be given as provided in Section 21.54.060(2) of this code. In addition, notice of the date, place, time and purpose of the hearing shall be mailed, return receipt requested, to the owner of the proposed landmark property as shown on the last equalized assessment roll at least 14 days prior to the date of the public hearing. Failure to send notice by mail to any property owner when the address of such owner is not on the latest equalized assessment roll shall not invalidate any proceedings in connection with the proposed designation.

E. After the public hearing, the commission shall by resolution make a report and recommendation to the city council. If the commission determines that the improvement does not meet landmark criteria, the process shall terminate and the commission shall notify the property owner and applicant of such termination in writing within 10 days of the commission's determination. If the commission determines that the resource warrants historic site or landmark designation and the property owner has consented to same in writing, then the commission shall submit a written recommendation to the city council incorporating its reasons in support of the proposed designation. Without the property owner's consent to the proposed designation, a site shall not be designated a historic site or landmark. Permits shall be required to work on a designated historic landmark as specified in Chapter 22.08 of this code. Permit fees shall be established by resolution of the city council.

F. The city council shall hold a public hearing on the proposed historic designation within 30 days of the receipt of the recommendation for the commission.

G. At the conclusion of the public hearing on the proposed designation, the city council shall, by resolution, designate or conditionally designate, or disapprove the designation of the historic landmark. Written notice of the city council action shall be mailed to the property owner. (Ord. NS-433 § 3, 1997; Ord. 9835 § 2, 1987; Ord. 9776 § 1, 1985)

#### **22.06.040 Historic district designation procedures.**

Historic districts shall be established by the city council in the following manner:

- A. The procedures for designating a historic district shall be the same as for designating a historic landmark, except as otherwise provided in this section.
- B. Any application for designation of a historic district shall be filed with the planning division upon the prescribed form and shall include the following data:
  - 1. Boundaries of the proposed district and a list of names and addresses of property owners, assessor's parcel numbers and addresses of properties within the boundaries;
  - 2. Description of the proposed historic district, including special aesthetic, cultural, architectural, or engineering interest or value of a historical nature;
  - 3. Sketches, photographs or drawings;
  - 4. Statement of condition of structures and improvements within the district;
  - 5. Explanation of any known threats to any cultural resource within the district;
  - 6. Other information requested by the planning division.
- C. If written consent of all of the owners of property within the proposed district to the proposed designation is not obtained at the time of the historic preservation commission hearing, the process shall terminate and the commission shall notify the property owners and applicant of such termination within 14 days of the commission's determination.
- D. If the commission determines that the area warrants historic district designation, it shall submit a written recommendation to the city council incorporating its reasons in support of the proposed historic district designation,



within 14 days of reaching its decision. Such recommendation shall include a report containing the following information:

1. A map showing the proposed boundaries of the historic district identifying all structures within the boundaries;
  2. An explanation of the significance of the proposed district and description of the cultural resources within the proposed boundaries;
  3. Recommendations as to appropriate permitted uses, special uses, height and area regulations, minimum dwelling size, floor area, sign regulations, parking regulations, and any other modification to existing development standards necessary or appropriate to the preservation of the proposed historic district. (Ord. NS-433 § 3, 1997; Ord. 9776 § 1, 1985)
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"Historic" Properties in Carlsbad

November 21, 2019

Properties designated historic by City Council, marked with a plaque and/or appear in *Historic Carlsbad: A Self-Guided Tour*

Property Name	Address	CC Action	Plaque	Tour	1980 List	1984 List	1986 List	2004 List	2010 List
Alt Carlsbad/Frazier's Well	2802 Carlsbad Blvd.	X	X	X	X	X	X		X
Army Navy Academy/Red Apple Inn	2605 Carlsbad Blvd.		X	X	X	X	X	X	X
Barrio "Heart of the Barrio"	Walnut Ave. & Roosevelt St.		X						X
Barrio Museum	3304 Roosevelt St.			X				X	X
Beller House/Deckleman House	1448 Forest Ave.			X	X	X	X		X
Calavera Lake & Dam	Lake Calavera	X					X		
Calavera School Site	Calavera Hills Community Park	X	X				X		
Carlsbad Springs Mineral Springs Hotel	2855 Carlsbad Blvd.			X	X	X	X		X
Carlsbad School District Office/Pine Street School	Pine Ave. & Harding St.	X					X		
Carlsbad Theater	2822 State St.		X	X			X		X
Carlsbad Union Church	800 Pine Ave.	X			X	X	X		
Carrillo Ranch	6200 Flying Leo Carrillo Ln.	X	X				X		X
Cohn House	3003 Carlsbad Blvd.			X	X	X	X	X	X
Culver-Myers-Capp House	3140 Highland Dr.	X	X	X	X	X	X		X
El Camino Real Bell	State St. & Grand Ave.		X						
Gage House	3080 Lincoln St.	X	X	X	X	X	X	X	X
Gaus House	3442 Roosevelt St.	X	X	X	X	X	X		X
Highland Bungalows	3264 Highland Dr.	X					X		
Highway 101	Highway 101		X						
Hosp Grove	2240 Jefferson St.		X						
Kelly Barn	El Camino Real	X					X		X
Killian Building	2900 block of State St.			X	X	X	X	X	X
Kreutzkamp House	624 Laguna Dr.			X	X	X	X		X
Ledgerwood House	3862 Carlsbad Blvd.		X				X		
Los Diego Hotel	2907 State St.			X			X	X	X
Magee House	258 Beech St.	X	X	X	X	X	X		X
Mission Santiago	3329 Roosevelt St.			X				X	X
Ramirez Bungalow	3309 Roosevelt St.		X	X					X
Ramsay House	1330 Chuparosa Way	X		X	X	X	X		X
Rancho Agua Hedionda Adobe/Marron Adobe	2770 Sunny Creek Rd.	X			X	X	X		X
Santa Fe Depot	400 Carlsbad Village Dr.	X	X	X	X	X	X		X
Shaw House	3081 Highland Dr.			X	X	X	X		X
Shipley Ward House	2747 Carlsbad Blvd.	X			X	X	X		
Shirley House (Rancho de la Motte-Kirmse-Shirley)	1542 Oak St.			X	X	X	X		X
South Coast Land Company	2958 State St.	X	X	X			X	X	X
Stagecoach Stop	El Camino Real	X							
St. Michael's Episcopal Church	2775 Carlsbad Blvd.	X	X	X	X	X	X		X
St. Patrick's Church/Heritage Hall	2650 Garfield St.			X	X	X	X		X
Twin Inns/Schutte House	2978 Carlsbad Blvd.		X	X	X	X	X		X
Twin Inns Gazebo	Magee Park		X						
Twin Inns Granary	Magee Park		X						



HISTORIC PRESERVATION COMMISSION

# Staff Report

Meeting Date: January 13, 2020

To: Historic Preservation Commission

From: Suzanne Smithson, Deputy Library Director

Staff Contact: Dianna Galindo, Senior Office Specialist

[Dianna.galindo@carlsbadca.gov](mailto:Dianna.galindo@carlsbadca.gov), 760-434-2874

Subject: Carlsbad Historical Society update

**Recommended Action:**

Informational

**Executive Summary:**

Commissioners may share items of interest and future events sponsored by the Carlsbad Historical Society.

**Fiscal Analysis**

None.

**Public Notification**

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**Exhibits:**

None